



# MESA GEITONIA

— LIMASSOL —

1, 2, 3 BEDROOM APARTMENTS



**SKYBLAZE**

DEVELOPMENTS

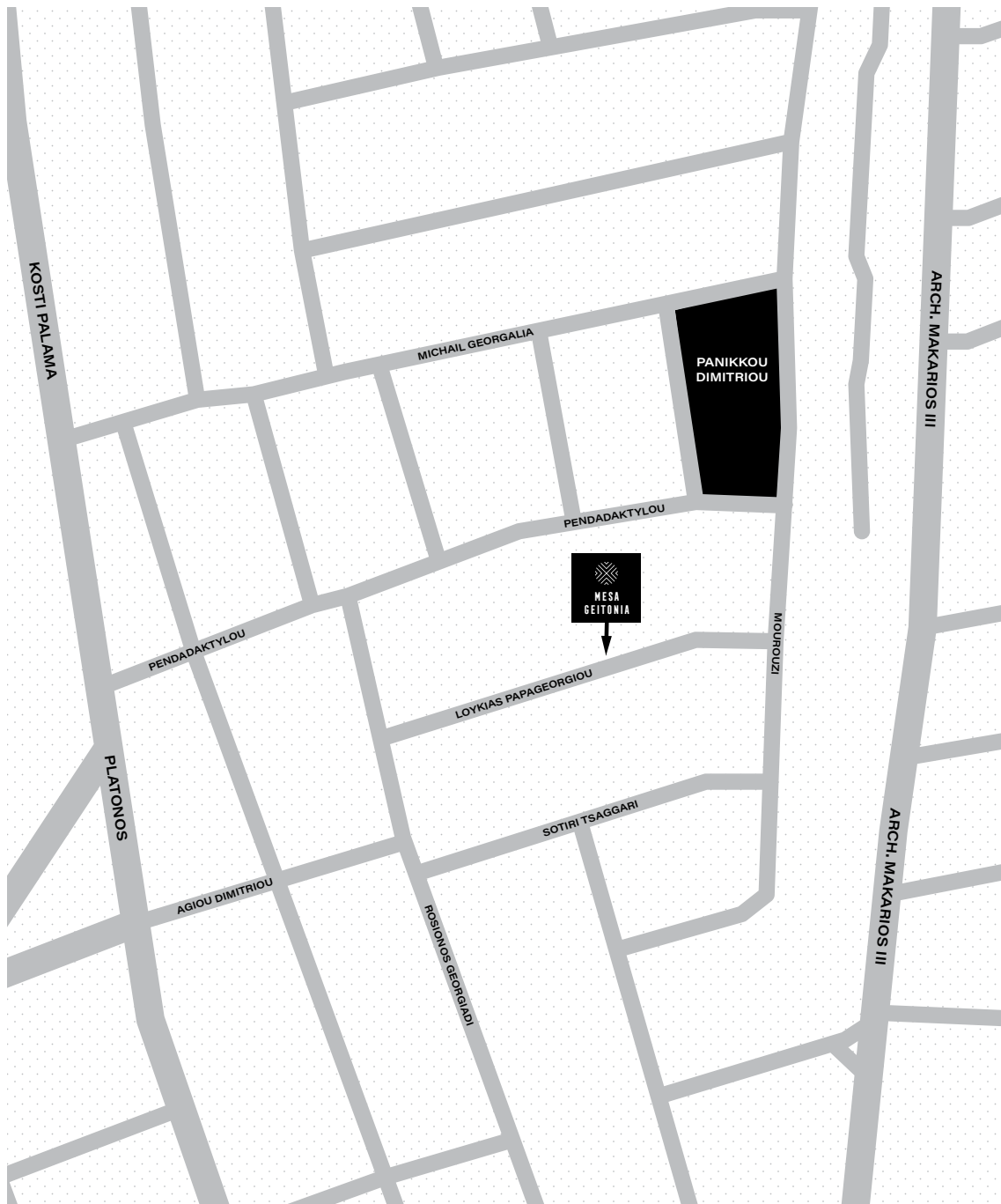
# LUXURY CONTEMPORARY LIVING IN THE HEART OF LIMASSOL - AN EXCLUSIVE COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS.

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Summary	<ul style="list-style-type: none"><li>- Residential conversion in a prime location in Limassol</li><li>- Development set over ground and three upper floors</li><li>- 8 private 1, 2 &amp; 3 bedroom apartments</li></ul>
Address	Loukias Papageorgiou, Mesa Geitonia, Limassol
Method of Sale	The property will be offered for sale as a whole for investment purposes or individually
Viewing Arrangements	Viewings can be arranged by appointment with Skyblaze
Terms	The property is being marketed for sale on a private treaty basis, subject to contract

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## LOCATION

Mesa Geitonia offers all the benefits of life in a cosmopolitan city combined with a bustling village feel. International restaurants and cafes, upscale shops, sports and leisure facilities - this prime residential area has everything. And all within easy distance of Limassol's historic old town and waterfront.



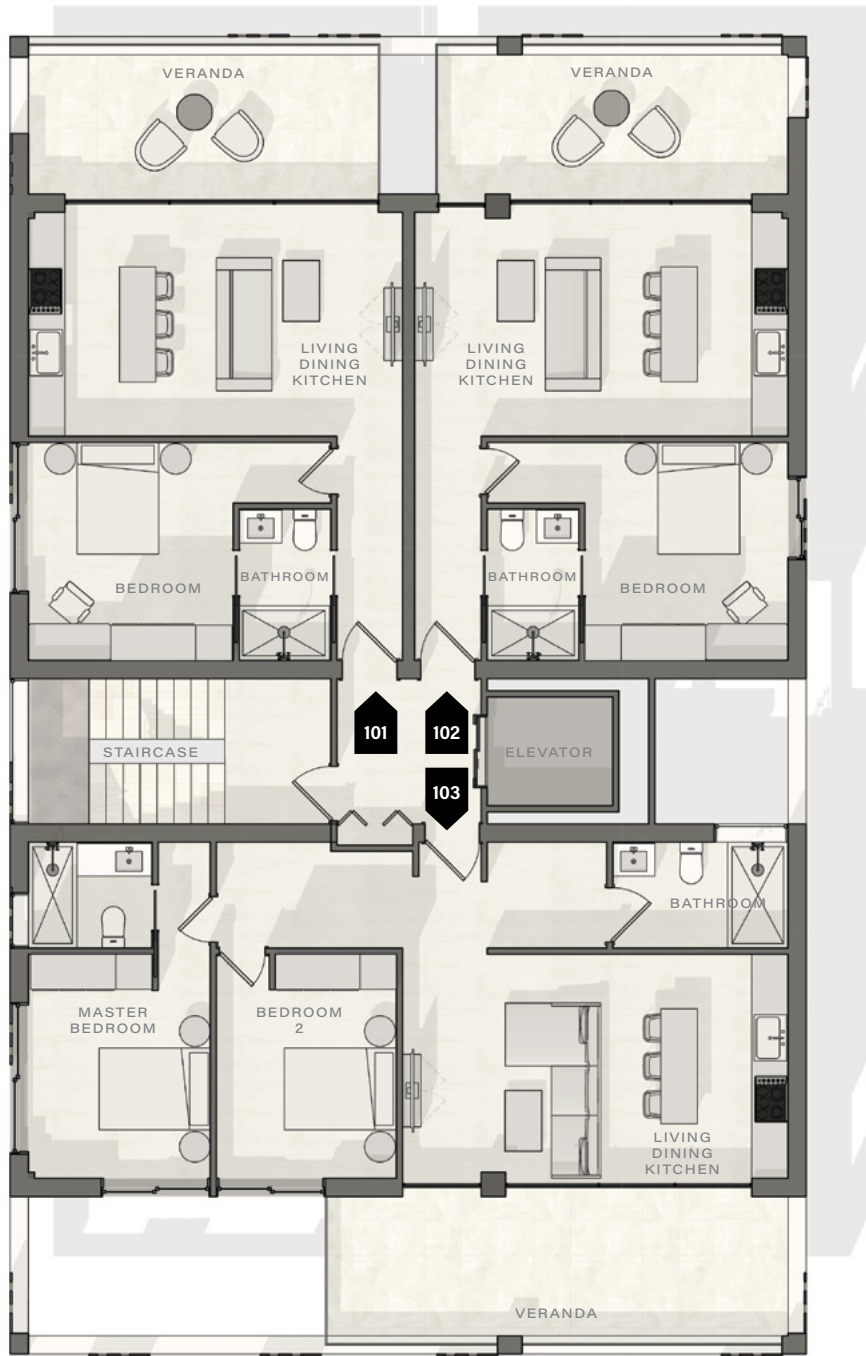


## DEVELOPMENT

This stunning development offers the brightly lit spaces and privacy that are so rare for the centre of the city. Interiors feature Skyblaze's signature clean lines and luxurious finishes. Windows are wide and double-glazed. Doors lead to beautifully designed private balconies, extending the living space even further and offering the best in indoor-outdoor flow.

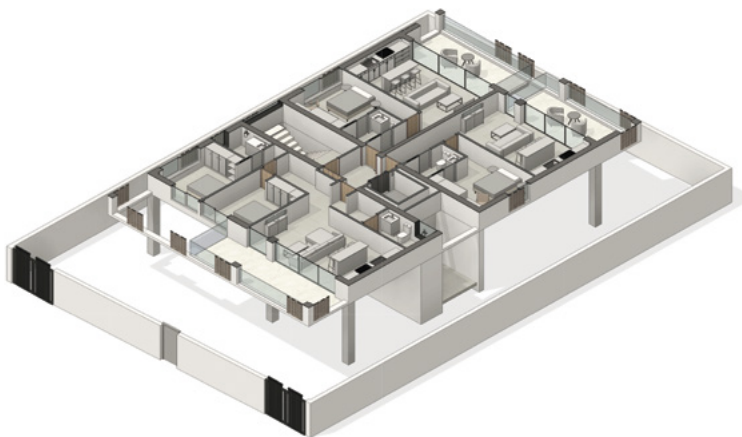
Apartments all access a fabulous landscaped roof terrace with a dedicated entertaining area and breathtaking views across Limassol.

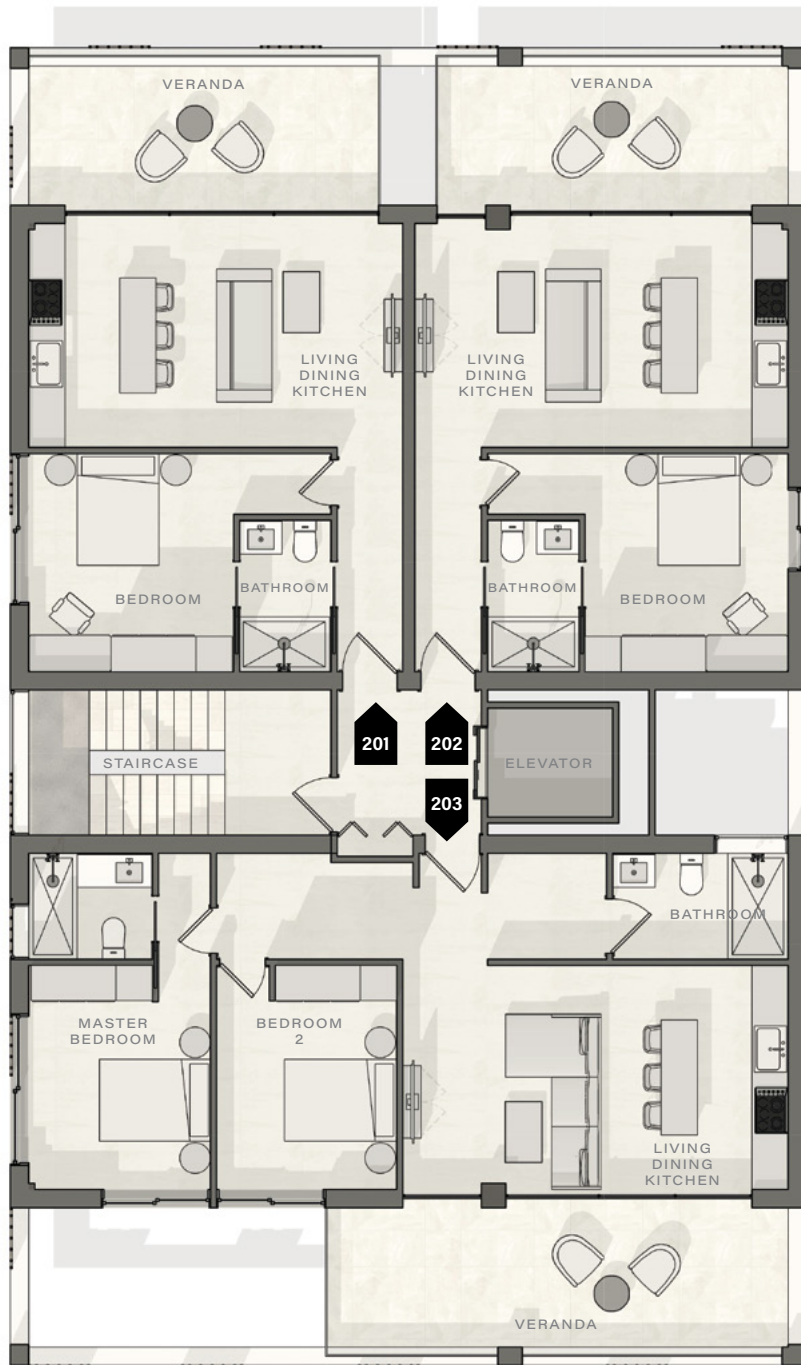
Secure on-site parking is available to all apartments.



# FIRST FLOOR APARTMENT SCHEDULE

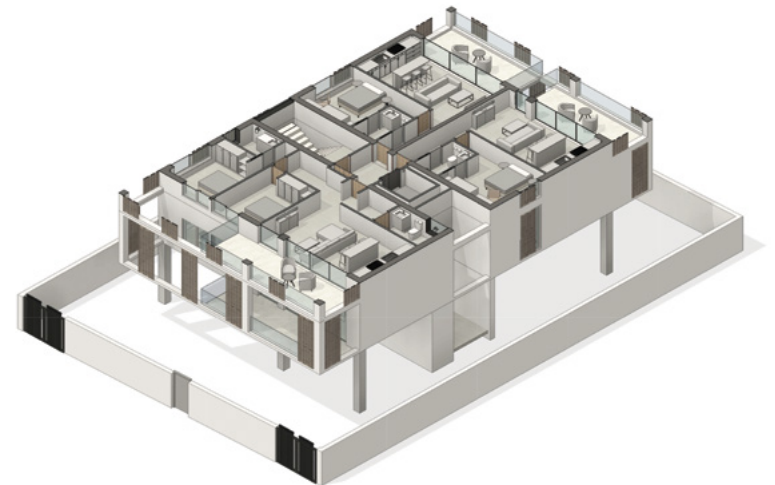
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
101	First	1	36.5m <sup>2</sup>	16m <sup>2</sup>
102	First	1	36.5m <sup>2</sup>	16m <sup>2</sup>
103	First	2	60m <sup>2</sup>	20m <sup>2</sup>

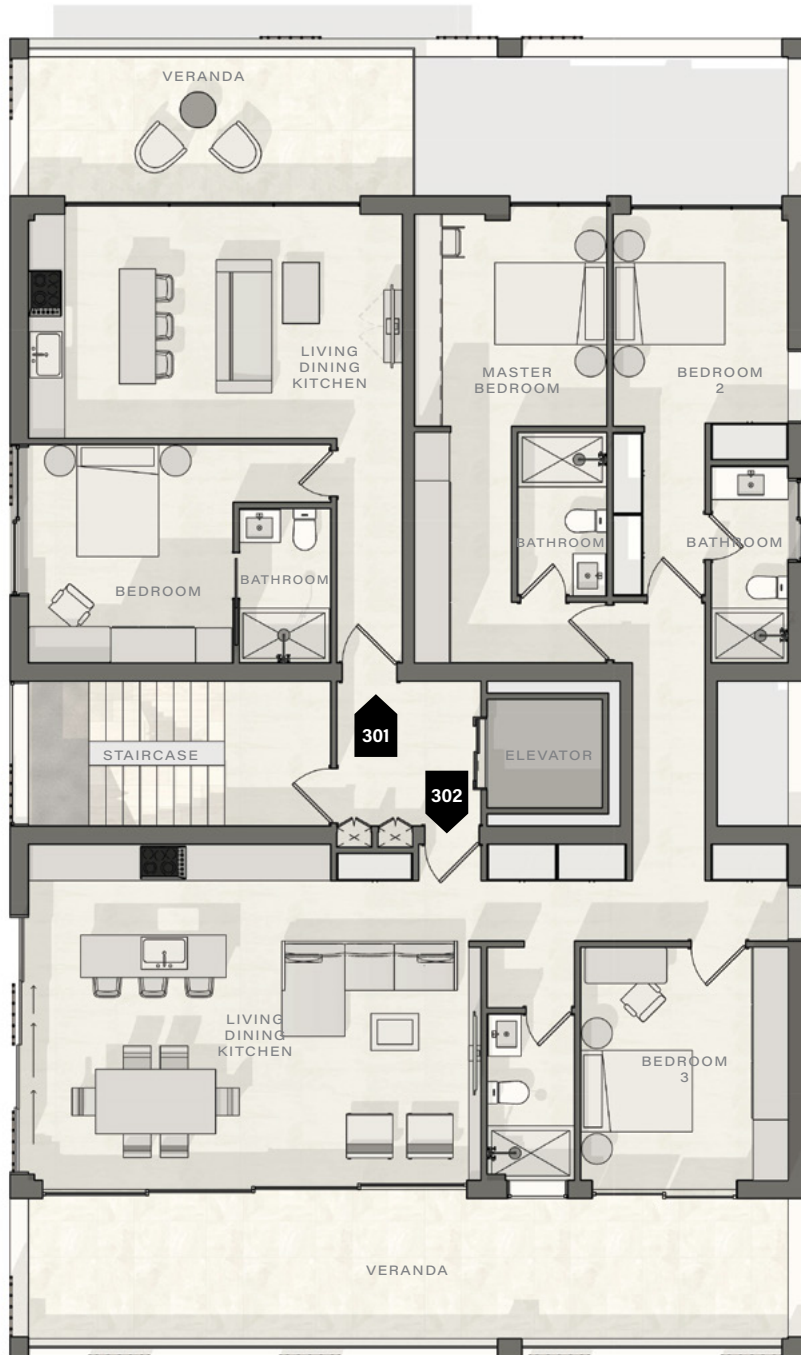




## SECOND FLOOR APARTMENT SCHEDULE

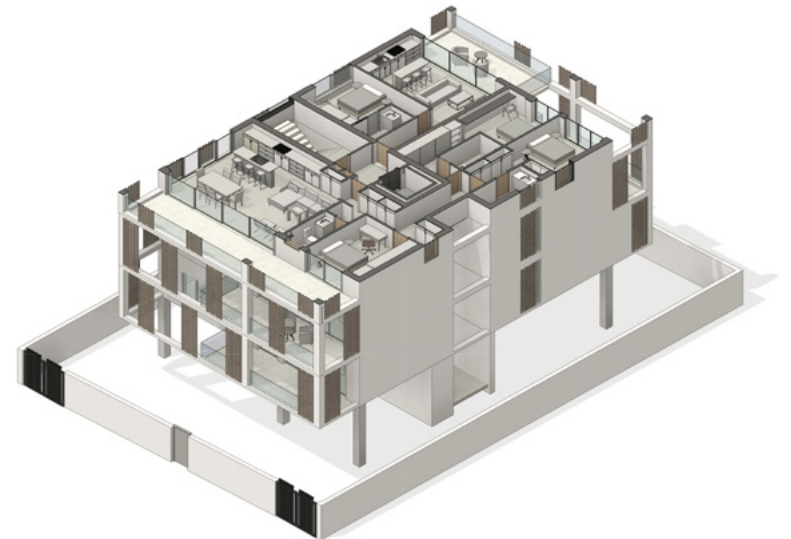
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
201	Second	1	36.5m <sup>2</sup>	16m <sup>2</sup>
202	Second	1	36.5m <sup>2</sup>	16m <sup>2</sup>
203	Second	2	60m <sup>2</sup>	20m <sup>2</sup>





## THIRD FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
301	Third	1	36.5m <sup>2</sup>	16m <sup>2</sup>
302	Third	3	108.5m <sup>2</sup>	27m <sup>2</sup>







**101****201****301**

# MESA GEITONIA LIMASSOL

1 bedroom apartment

Total area 52.5 sq m

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Living, dining, kitchen 6.17m x 3.7m

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Bedroom 3.3m x 3.5m

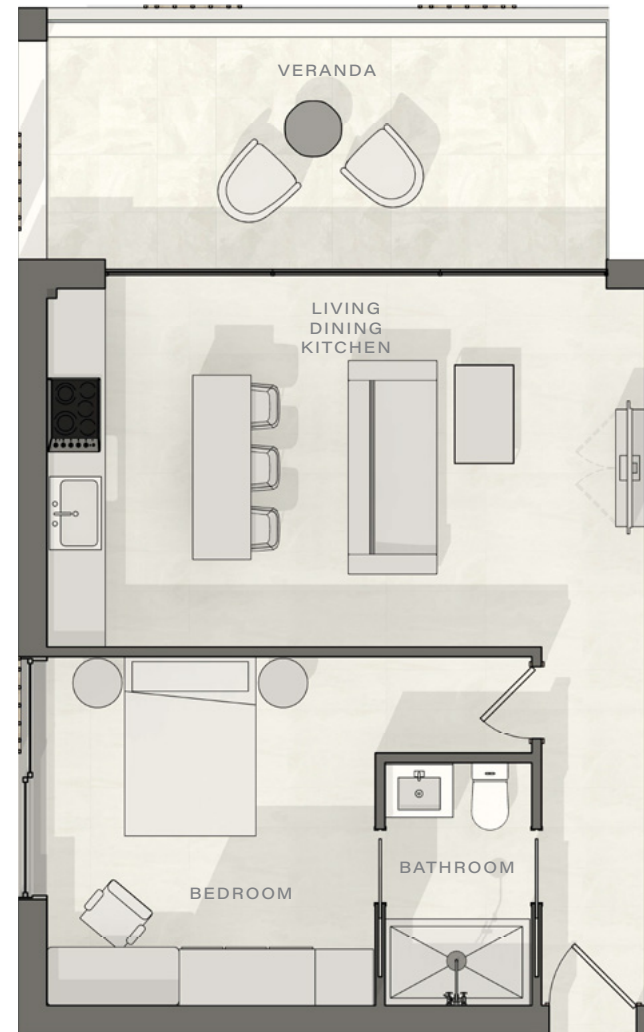
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Bathroom 1.5m x 2.4m

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Veranda 16m<sup>2</sup>

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#### SALES OFFICE

Skyblaze, 132a Griva Digeni, Limassol 3101

Tel +357 25 262 194 info@skyblaze.cy skyblaze.cy

#### DISCLAIMER

Development images and computer generated images (CGI's) are indicative and may vary. Drawings and illustrations are not to scale and relate only to planning and construction stages which may not accurately reflect the completed scheme. Purchasers are advised to check plot specific dimensions, features and specifications prior to reservation. These particulars have been produced in good faith and are set out as a general guide and do not constitute the whole or part of any contract.



**102****202**

# MESA GEITONIA LIMASSOL

1 bedroom apartment

Total area 52.5 sq m

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Living, dining, kitchen 6.17m x 3.7m

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Bedroom 3.3m x 3.5m

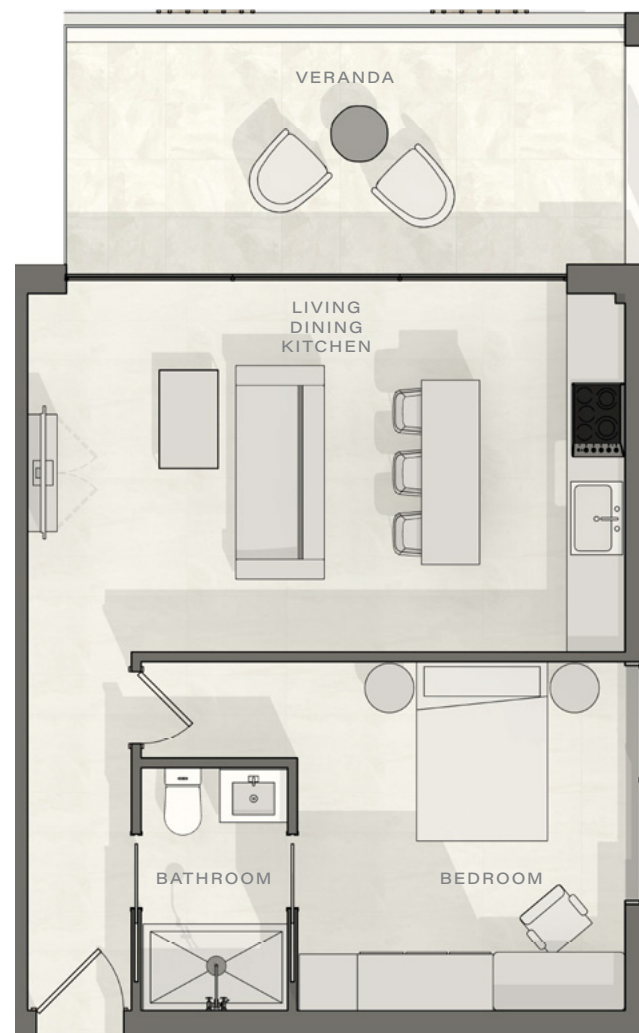
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Bathroom 1.51m x 2.4m

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Veranda 16m<sup>2</sup>

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**103****203**

# MESA GEITONIA LIMASSOL

2 bedroom apartment

Total area 80 sq m

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Living, dining, kitchen 6.37m x 3.7m

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Master bedroom 3.7m x 3m

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Bedroom 2 3.7m x 3m

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Master bathroom 1.75m x 2m

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Bathroom 1.75m x 2.87m

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Veranda 20m<sup>2</sup>

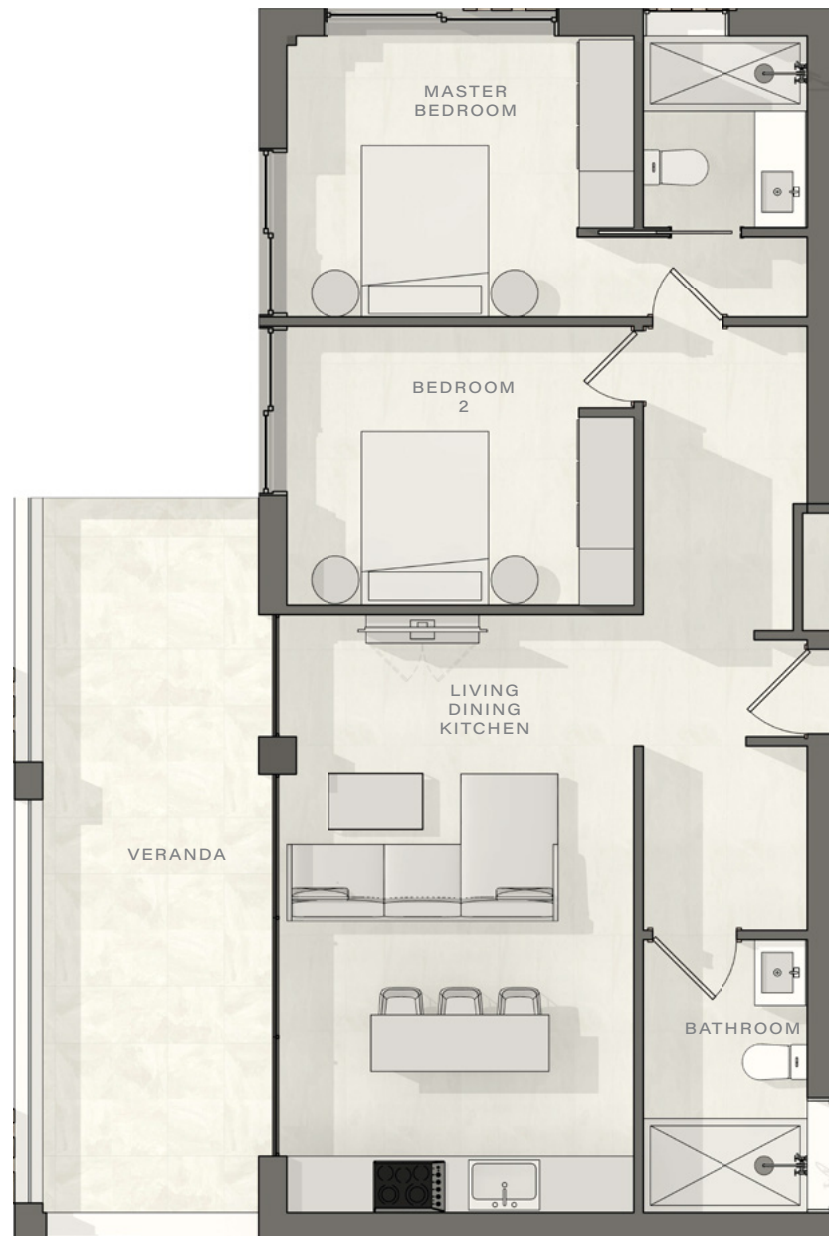
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**302**

# MESA GEITONIA LIMASSOL

3 bedroom apartment

Total area 135.5 sq m

Living, dining, kitchen 5.45m x 7.62m

Master bedroom 3.175m x 3.4m

Bedroom 2 2.9m x 3.4m

Bedroom 3 3.3m x 3.85m

Master bathroom 1.475m x 2.8m

Bathroom 2 1.27m x 3.25m

Bathroom 3 1.45m x 2.9m

Veranda 27m<sup>2</sup>

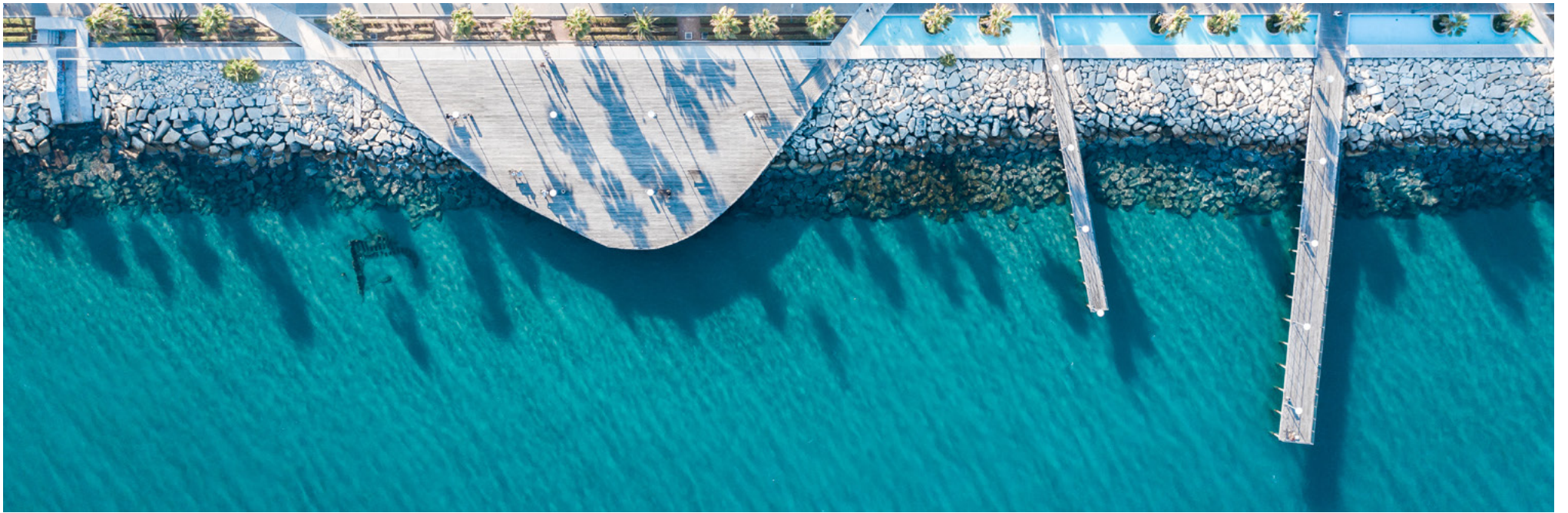
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# SPECIFICATIONS

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## DEVELOPMENT

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- Structure
- Sound and weather insulated aluminium entrance door
  - Reinforced concrete beams and slabs
  - Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation

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- Parking
- On site parking for each apartment

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- Other Specifications
- A/C provision in all room
  - Double glazed and thermal insulation glass
  - Solar panels for heating water
  - Provisions for Photovoltaic panels for electricity (where possible)
  - Energy performance in accordance with current building regulations

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- Finishes
- Aluminium external windows, doors and sliding doors
  - Ceramic floor tiles for verandas and roof garden (if any)
  - Parking with polished concrete finish
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## APARTMENTS

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- Living Room & Bedrooms
- Ceramic tiles or laminate wooden flooring
  - Flush laminated doors
  - Floor to ceiling made to measure wardrobes (optional extra)

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- Kitchen
- Designer kitchen
  - Made-to-measure kitchen cupboards made of high-quality laminate panels
  - Ceramic tiles or laminate wooden flooring
  - Granite or marble worktop with top of the range fitted appliances

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- Bathrooms
- Floor to ceiling ceramic tiles
  - High-quality sanitary fittings, designed according to architectural specification
  - Wall or ceiling mounted shower with enclosure (where applicable)
  - Made-to-measure vanity unit with illuminated demister mirror cabinet
  - Wall mounted towel rail and toilet paper holder (optional extra)

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- Electrical & Audio Visual
- Dimmable lighting control (optional extra)
  - LED lighting throughout including balconies
  - Telephone points in main rooms
  - USB points/ports (optional extra)
  - Electrical installation in accordance with the latest European standards
  - Smart home lighting and sound system (optional extra)
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